



**4 Lane End, Kirton  
Lindsey, Gainsborough,  
Lincolnshire, DN21 4EE**

Asking Price: £239,950

EPC: C (76)

Council Tax - D

To be advised



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**



### Accommodation Summary:

- AN ATTRACTIVE MODERN DETACHED HOME
- NO UPWARD CHAIN
- QUIET CUL-DE-SAC LOCATION
- FULLY IMPROVED THROUGHOUT BY CURRENT OWNERS
- 2 RECEPTION ROOMS
- STYLISH NEWLY FITTED KITCHEN
- 3 DOUBLE BEDROOMS
- MASTER EN-SUITE & FAMILY BATHROOM
- PRIVATE ENCLOSED REAR GARDEN
- DRIVEWAY & INTEGRAL

### Description:

A detached modern family home, quietly positioned on a select development within the highly desirable township of Kirton Lindsey. The fully refurbished and well proportioned accommodation briefly comprises, central entrance hallway, cloakroom, rear living room, attractive newly fitted modern kitchen with integral appliances and being open to a separate dining area with french doors leading out to the garden. To the first floor the property provides a spacious central landing leading off to three double bedrooms with master en-suite to and main family bathroom. The property enjoys a private enclosed lawned garden and the benefit of a front block paved driveway and integral single garage.

### Rooms:

#### Front Entrance Hallway

Includes a front uPVC double glazed entrance door with inset patterned glazing, a wall mounted electronic thermostatic control, a single flight staircase leads to the first floor accommodation with adjoining grabrail, an opening leads through to;



### **Cloakroom**

5'3" x 6'1" (1.6m x 1.85m). With a side uPVC double glazing window providing a two piece suite in white comprising a low flush WC and an oval wash hand basin with gloss storage units beneath, laminate flooring and extractor fan.

### **Living Room**

13'9" x 13' (4.2m x 3.96m). With a rear uPVC double glazed window and TV input.



### **Newly Fitted Modern Kitchen**

13'3" x 7'6" (4.04m x 2.29m). With a front uPVC double glazed window. The kitchen includes a range of low level units, drawer units and wall units being grey fronted with brushed aluminium style pull handles and laminate working top surface incorporates a one and a half ceramic sink bowl unit in black with block mixer tap and drainer to the side with fully ceramic tiled splash backs, a range of integral appliances including a Cooke and Lewis four ring induction hob with matching overhead extractor fan with downlighting, space for an undercounter fridge, further space for a tall fridge freezer, inset ceiling spotlights, cushioned flooring and an opening which leads through to;



### **Dining Area**

10'6" x 7'6" (3.2m x 2.29m). With French doors allowing access to the rear garden, continuation of vinyl flooring, TV input and ceiling spotlights.



### **First Floor Spacious Landing**

Includes a side uPVC double glazed window, loft access and internal doors allowing access off to;

### **Rear Double Bedroom 1**

14'6" x 9'11" (4.42m x 3.02m). With a rear uPVC double glazed window, TV input and an internal door allows access through to;



### **Fitted En-Suite Shower Room**

4'11" x 5'7" (1.5m x 1.7m). With a rear uPVC double glazed window with frosted glazing and a three piece suite comprising an oval vanity wash hand basin with white twin storage units beneath with tiled splash back, a low flush WC and a corner walk-in shower cubicle with overhead chrome main shower, mermaid boarding splash back, twin curved glazed doors, vinyl flooring, extractor fan and a wall mounted chrome towel heater.



### **Front Double Bedroom 2**

13'10" x 8'11" (4.22m x 2.72m). With a front uPVC double glazed window, TV input and loft access.

### **Front Double Bedroom 3**

9'3" x 11'6" (2.82m x 3.5m). With front uPVC double glazed window and TV input.



### **Newly Fitted Main Family Bathroom**

6'1" x 9'5" (1.85m x 2.87m). With a rear uPVC double glazed window with frosted glazing providing a three piece suite comprising a p-shaped panelled bath with overhead chrome main shower with tiled splash backs and folding glazed screen, an oval wash hand basin with storage units beneath with adjoining low flush WC, vinyl flooring, wall mounted chrome towel heater and extractor fan.



### **Integral Garage**

9' x 15'3" (2.74m x 4.65m). With an up and over front door, full power and lighting and a wall mounted Volkera gas combi boiler.

### **Grounds**

To the rear of the property provides a private enclosed mature lawned garden with surrounding gravelled borders, excess leads down the side of the property via a secure side gate. The front of the property provides a block paved driveway with further flagged area for parking allowing direct access to the single integral garage.

